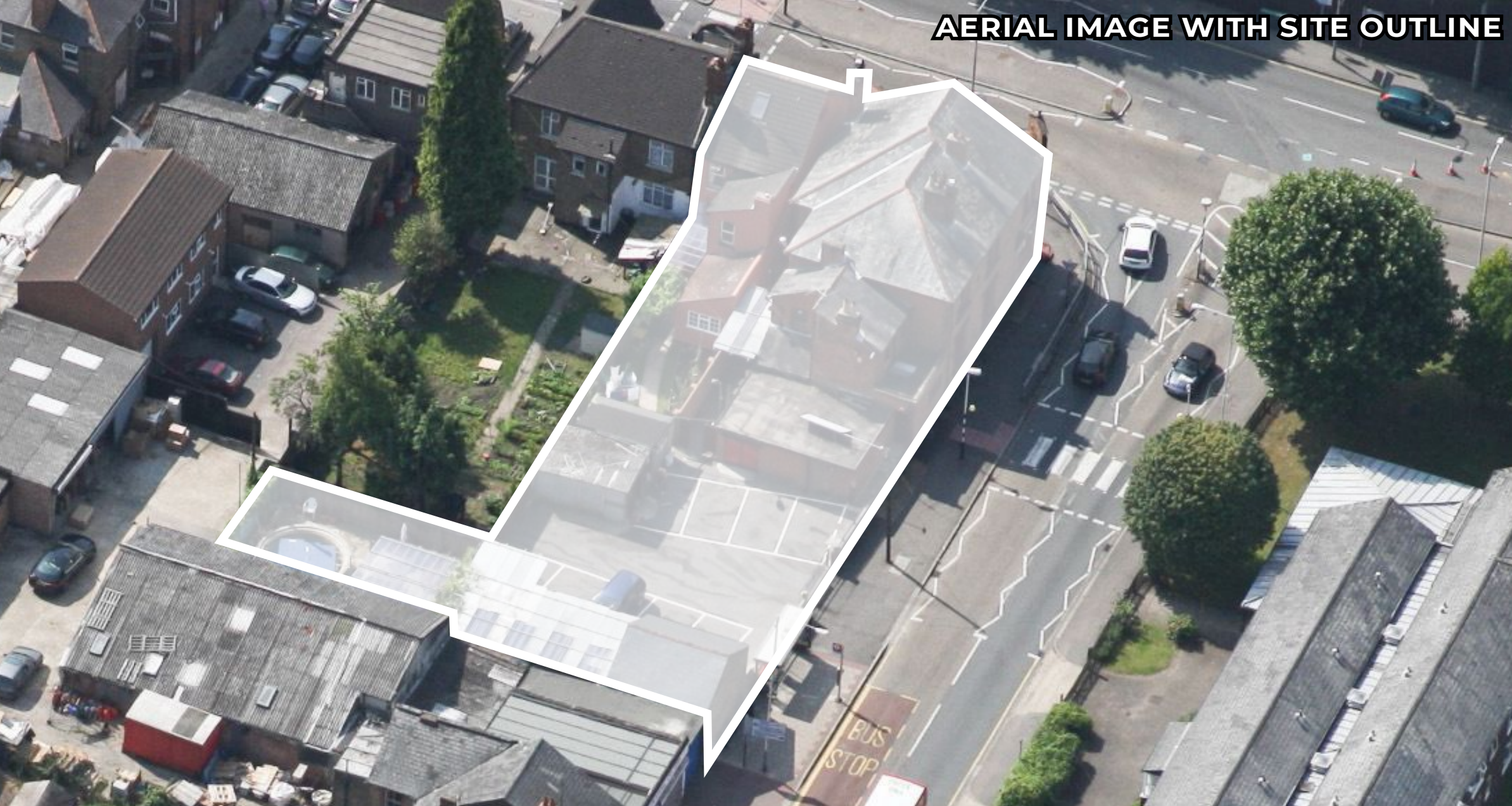


AERIAL IMAGE WITH SITE OUTLINE



140-142 PINNER ROAD

NORTHWOOD, MIDDLESEX, HA6 1BP

SOLE AGENT

GLPG

INVESTMENT SUMMARY

- The sale of a **freehold site with detailed planning consent** to create a brand-new development comprising nine apartments
- **Proposed Residential NSA** approx. 6,969 sq. ft. / 647 sq. m. - [click here](#) to skip to the accommodation schedule
- **Prominent site** measuring approx. 0.21 acres / 9,148 sq. ft. / 850 sq. m.
- **CIL is estimated at approx. at £150,629** (broken down as £102,419.62 for local CIL & £48,209.43 for Mayoral CIL)
- **Surface parking for all proposed units**
- **Offers are invited for the freehold interest on an unconditional basis**



PROPOSED

LOCATION

The site is located adjacent to High Street, Northwood, just 0.6 miles from Northwood Station and 0.6 miles from Northwood Hills Station.

Northwood is an affluent area, comprising a mix of families, downsizers and young professionals, where properties of all types continue to benefit from strong capital appreciation.

The Town Centre has an abundance of restaurants, shops and supermarkets whilst having excellent local schools.

The area has experienced substantial growth over the past decade, underpinned by excellent schools and transport links as well as being a short journey time into Central London by both car and public transport.



KEY DISTANCES

- Haste Hill Golf Club - 0.3 miles
- Northwood School - 0.4 miles
- Northwood Station - 0.6 miles
- Northwood Golf Club - 0.6 miles
- Northwood Hills Station - 0.6 miles
- David Lloyd Leisure Centre - 1.5 miles
- Mount Vernon Hospital - 1.6 miles



DESCRIPTION

A former public house benefitting from detailed planning consent to demolish the existing building to construct a brand-new development comprising nine apartments.

The scheme includes a mix of 1, 2 & 3 bedroom apartments (broken down as 3 x 1-bed, 5 x 2-bed & 1 x 3-bed).

All proposed residential units will have one surface car parking space, and the site is located equidistant from both Northwood & Northwood Hills Underground Stations.

CIL is estimated at approx. at £150,629 (broken down as £102,419.62 for local CIL & £48,209.43 for Mayoral CIL)

Offers are invited for the freehold interest on an unconditional basis.

DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **140pinnerroad** (case sensitive)

The data room contains the following set of documents:

1. Full set of approved plans & documents
2. Title Register
3. Title Plan
4. Decision Notice

Please note, the data room is being regularly updated.

Unit	Parking	Beds	NIA Sq. Ft.	NIA Sq. M.
9-Unit Consent (Planning Ref: 73773/APP/2019/2660)				
1	1	1	540	50.2
2	1	2	910	84.5
3	1	2	769	71.4
4	1	1	549	51
5	1	2	800	74.3
6	1	1	570	53
7	1	2	1044	97
8	1	2	775	72
9	1	3	1012	94
TOTAL			6,969	647

PROPOSED HIGH STREET ELEVATION



PROPOSED PINNER ROAD ELEVATION



EXISTING BUILDING TO BE DEMOLISHED TO CREATE THE PROPOSED RESIDENTIAL SCHEME



PROPOSAL

Offers are invited for the Freehold interest in excess of £1,600,000, subject to contract

VAT

It is our understanding that the property is elected for VAT

OFFERS

To be sent via email to team@glpg.co.uk, detailing the following:

1. Purchaser details
2. Proposal including timescales
3. Exchange deposit
4. Method of funding & proof of funds
5. Level of due diligence undertaken to date
6. Solicitor details
7. Any associated conditions

DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: 140pinnerroad (case sensitive)

DEBT ADVISORY

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / nick.swerner@glpg.co.uk.



CONTACT

For further information or to arrange an inspection, please get in touch with a member of our Investments Team:

GLPG

020 3640 6420

TEAM@GLPG.CO.UK



DEAN LESLIE

Director

07446 918 939

Dean.leslie@glpg.co.uk



ADAM FREEDMAN

Investment Associate

07572 121 301

Adam.freedman@glpg.co.uk



MATT GLAZER

Director

07879 774 584

Matt.glazer@glpg.co.uk



EMMANUEL RASHTI

Investment Associate

07738 571 372

Emmanuel.rashti@glpg.co.uk

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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